

1 BILL NO. R-85-11-61

2 DECLARATORY RESOLUTION NO. R- 151-85

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Lot Number 95 of the Original Plat
13 to the Town, now City of Fort Wayne,
14 Allen County, Indiana;

15 said property more commonly known as 215 East Berry Street,
16 Fort Wayne, Indiana 46802;

17 WHEREAS, recommendations have been received from the
18 Committee on Finance and the Department of Economic Development
19 concerning said Resolution;

20 WHEREAS, notice of the adoption and substance of said
21 Resolution has been published in accordance with I.C. 5-3-2 and
22 a public hearing has been conducted on said Resolution;

23 WHEREAS, if said Resolution involves an area that has
24 already been designated an allocation area under I.C. 36-7-14-39,
25 the Fort Wayne Redevelopment Commission has adopted a Resolution
26 approving the designation.

27 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
28 THE CITY OF FORT WAYNE, INDIANA:

29 SECTION 1. That, the Resolution previously designating
30 the above described property an "Economic Revitalization Area" is
31 confirmed in all respects.

32 SECTION 2. That, the above described property is here-
by declared an "Economic Revitalization Area" pursuant to I.C. 6-
1.1-12.1, said designation to begin on the effective date of this

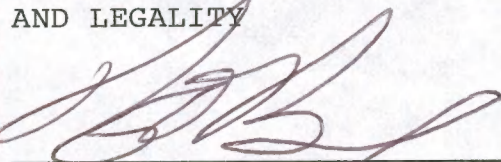
1 Page Two

2 Resolution and continue for one (1) year. Said designation shall
3 terminate at the end of that one (1) year period.

4 SECTION 3. That this Resolution shall be in full force
5 and effect from and after its passage and any and all necessary
6 approval by the Mayor.

7
8 
9 Councilmember

10 APPROVED AS TO FORM
11 AND LEGALITY

12 
13 Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by Gist,
seconded by Allen, and duly adopted, read the second time
by title and referred to the Committee Finance (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on Tuesday, the 10th day of
December, 1985, at 7:00 o'clock P.M., E.S.

DATE: 11-26-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gist,
seconded by Redd, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u> </u>	<u> </u>	<u>1</u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 12-10-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as ~~(ANNEXATION)~~ (APPROPRIATION) (GENERAL)

(SPECIAL) ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. Q-151-85
on the 10th day of December, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

James Stier
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 11th day of December, 1985,
at the hour of 11:00 o'clock P.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 12th day of December,
1985, at the hour of 8:30 o'clock A.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Robert S. Walters
2. Owner(s) Robert S. Walters
3. Address of Owner(s) 1919 Forest Park Boulevard
Fort Wayne, Indiana 46805
4. Telephone Number of Owner(s): (219) 423-9551 (Business)
(219) 422-1858 (Residence)
5. Relationship of Applicant to Owner(s) if any same
6. Address of Applicant see answer to #3
7. Telephone number of Applicant: () see answer to #4
8. Address of Property Seeking Designation 215 East
Berry Street, Fort Wayne, Indiana 46802
9. Legal Description of Property Proposed for Designation
(may be attached) Lot Number 95 of the Original Plat
to the Town, now City of Fort Wayne, Allen County,
Indiana
10. Township Wayne
11. Taxing District Fort Wayne

12. Current Zoning B-3A
13. Variance Granted (if any) N/A
14. Current Use of Property
- a. How is property presently used? Office building
-
-
- b. What Structure(s) (if any) are on the property? 40,000 square foot concrete/steel office building
- (5 story)
- b. What is the condition of this structure/these structures? structurally sound but dated
15. Current Assessed Value of Real Estate
- a. Land \$27,000
- b. Improvements \$68,100
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$3,400⁺
17. Description of Proposed Improvements to the Real Estate
- Interior remodeling
-
-
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- February - March, 1986
- b. When is completion expected? End of December, 1986
19. Cost of Project (not including land costs) \$250,000⁺

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? approximately 72

b. What is the nature of those jobs? professional,
para-professional, clerical, secretarial

c. Anticipated time frame for reaching employment level stated above?

Immediate

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) none

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The proposed project is located in a "target area"
and is a prime example of a renovation project
recycling an obsolescent and substandard office
building.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne?_____

It will make the project more economically feasible,
will add stability to this downtown block, will
encourage similar development in the core area of downtown,
and will keep a large professional tenant downtown.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No x

26. Financing on Project

What is the status of financing connected with this project? \$2,000,000 Industrial Revenue Bond applica-
tion currently pending before the Economic Development
Commission, scheduled for public hearing November 21,
1985. Purchaser for the bonds has been found.

I hereby certify that the information and representation on this Application are true and complete.

Robert S. Walters

Signature (s) of Owners

Robert S. Walters

November 18, 1985
Date

_____	_____
_____	_____
_____	_____
_____	_____

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied? Date:

Allocation Area:

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-85-11-61

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (Robert S.
Walters; 215 East Berry Street)

EFFECT OF PASSAGE Interior renovation of the office building will make
the project more economically feasible, will add stability to this
downtown block, will encourage similar development in the core area
of downtown, and will keep a large professional tenant downtown.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$250,000+

ASSIGNED TO COMMITTEE (PRESIDENT) _____



The City of Fort Wayne

November 27, 1985

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on date of
November 29, 1985, in both the News Sentinel and
Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Declaratory Resolutions

Bill Nos. R-85-11-54 & R-85-11-55
Bill Nos. R-85-11-56 & R-85-11-57
Bill Nos. R-85-11-58 & R-85-11-59
Bill Nos. R-85-11-60 & R-85-11-61

Please send us 4 copies of the Publisher's Affidavit
from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-85-11-60 AND R-85-11-61)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on November 26, 1985
date
designating property at Robert S. Walters; 215 East Berry Street;
Fort Wayne, IN

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, December 10, 1985, at 7:00 P.M.
date, time & place
Common Council Conference Room 128, One Main Street, City-County
Building, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

4
17
2
23

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ \$ 6.90
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM \$ 7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas

Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Nov. 30 19 85

Drusilla Roose
Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the
Drusilla Roose
undersigned who, being duly sworn, says

that he/she is CLERK of the

JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA town

in state and county aforesaid, and that the printed matter attached hereto is a true copy,

which was duly published in said paper for one time the dates of publication being

as follows:

11/30/85

Subscribed and sworn to me before this 30th day of November 19 85

Drusilla Roose
Anne M. Perkins
Notary Public

November 29, 1989

My commission expires

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-85-11-60 AND R-85-11-61)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on November 26, 1985, designating property at Robert S. Walters, 215 East Berry Street, Fort Wayne, IN an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, December 10, 1985, at 7:00 P.M. Common Council Conference Room 128, One Main Street, City-County Building, Fort Wayne, IN.
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Sandra E. Kennedy
City Clerk

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines		
Head	number of lines	4
Body	number of lines	17
Tail	number of lines	2
Total number of lines in notice		23

COMPUTATION OF CHARGES

23	1	23	.300¢	6.90
lines, columns wide equals equivalent lines at cents per line				\$
Additional charge for notices containing rule or tabular work (50 per cent of above amount)				
Charge for extra proofs of publication (50 cents for each proof in excess of two)				2 extra 1.00
TOTAL AMOUNT OF CLAIM				7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type	6	point
Number of insertions	Size of quad upon which type is cast	6	

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Nov. 30 85

Date

19

Drusilla Roose

Title

CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned **Drusilla Roose** who, being duly sworn, says that he/she is **CLERK** of the **NEWS-SENTINEL** a **DAILY** newspaper of general circulation printed and published in the English language in the city of **FORT WAYNE, INDIANA** in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for **one time** the dates of publication being as follows: **11/30/85**

Drusilla Roose
30th November 85
Subscribed and sworn to me before this day of 1985
Anne M. Perkins
Notary Public
November 29, 1989
My commission expires

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-85-11-60 AND R-85-11-61)
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All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

11-30

BILL NO. R-85-11-61

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the
designation of an "Economic Revitalization Area" under I.C.
6-1.1-12.1

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN
YES NO

B. A. Eisbart
BEN A. EISBART
CHAIRMAN

Janet G. Bradbury
JANET G. BRADBURY
VICE CHAIRWOMAN

Samuel J. Talarico
SAMUEL J. TALARICO

Thomas C. Henry
THOMAS C. HENRY

James S. Stier
JAMES S. STIER

CONCURRED IN 12-10-85

SANDRA E. KENNEDY
CITY CLERK